

SEATAC CITY COUNCIL SPECIAL MEETING MINUTES

March 16, 2004
6:00 PM

City Hall
Council Chambers

CALL TO ORDER: The SeaTac City Council Regular Council Meeting was called to order by Mayor Frank Hansen at 6:05 p. m.

COUNCIL PRESENT: Mayor Frank Hansen, Deputy Mayor Terry Anderson, Councilmembers Chris Wythe, Ralph Shape, Joe Brennan, and Don DeHan. Absent: Councilmember Gene Fisher.

ADMINISTRATIVE STAFF: Bruce Rayburn, City Manager; Judith Cary, City Clerk; Mary Mirante Bartolo, City Attorney; Kit Ledbetter, Parks & Recreation Director; Mike McCarty, Finance Director; Don Monaghan, Public Works Director; Bob Meyer, Fire Chief; and Scott Somers, Chief of Police Services.

FLAG SALUTE: Camp Fire Girls USA, North Hill Angels, led the Council, staff and audience in the Pledge of Allegiance. Mayor Hansen stated that the group were third graders and did a fine job in leading in the Flag Salute.

PRESENTATIONS:

•Proclamation: Absolutely Incredible Kid Day in SeaTac

Mayor Hansen read the proclamation and presented it to the Camp Fire Girls and their Leader, Kelly Ringoen. The document proclaimed March 18, 2004 as Absolutely Incredible Kid Day in SeaTac. Camp Fire USA is asking adults nationwide to take a few minutes and write a letter to a child during this month. Research has shown this simple task can have a lasting and positive impact.

PUBLIC COMMENTS: Tom Dantzler, Equitable Capital Group, presented the City with his fourth check, in the amount of \$108,359, for a total of \$1.5million to be paid in assessment fees against his property in the Public/Private Land Improvement District I (LID) in the south end of SeaTac. He stated that this LID is to create an economic development corridor, a south gateway to the City off of SR 509 in the future, eliminating the noise in impacted areas. Mr. Dantzler displayed an illustration of the development of the light rail station parking garage proposed to build on the South 200th Street property. He added he is pleased to be in partnership with the City on this important regional project.

Mayor Hansen thanked Mr. Dantzler, calling him a true visionary for the City.

Deputy Mayor Anderson complemented Mr. Dantzler on the courteous manner his parking lot staff displays to their customers. Mr. Dantzler expressed his appreciation on hearing the feedback.

Councilmember Brennan stated that Mr. Dantzler worked closely in the incorporation effort. He serves on the City's Hotel/Motel Tax Advisory Committee and has been a longtime member of the City's Planning Commission.

Pat Carter, 3041 South 201st Street, commented on the following: 1) she participated in the seniors' tour of local Senior Centers. She stated that most of the seniors feel the center should be built on South 188th Street. She asked if the YMCA has signed a contract with the City for that property; and what would happen if the YMCA backs out; and 2) she understands the Council is considering having the Study Session (SS) and Regular Council Meeting (RCM) on the same night. She urge Council not to take action on the SS items the same night but instead, carry them over to the next Council Meeting, giving all concerned time to study the issues. She added that if passed the same night, it takes away the citizens' right to discuss the issues.

In view of Mrs. Carter's comments, Mayor Hansen stated he had planned to state under New Business, that Agenda Bill No. 2415, amending the Council Meeting Schedule, has been postponed until April 13 for further evaluation on this proposed bill.

Jon Ancell, 146 29th Avenue South, reiterated (at previous Council Meetings) his feelings, speaking for other seniors as well, concerning a proposed location of the Senior Center. He stated he was unhappy with the South 188th Street property transaction the City offered to the YMCA without public knowledge. A Senior Center was then offered in conjunction with the YMCA on this site. He stated it now seems it is going to be at North SeaTac Park Community Center (NSTPCC) on leased land when the City owns property on South 188th Street, leased to the YMCA. He suggested the City break the contract with the YMCA, even if it costs \$100,000, to allow the Senior Center to be built on that property.

PRESENTATIONS (Continued):

•Update on Senior Center Study

Parks & Recreation Director Ledbetter introduced Stan Lotking and Dave Rutherford, consultants and principals of ARS Architects, who gave an overview of the process conducted by their firm along with the Steering Committee examining five sites and narrowing the choices down to two sites. A bus tour was conducted to the five sites along which Deputy Mayor Anderson and Councilmember Shape attended. Two workshops were conducted with the seniors to identify the issues regarding the program and potential location of the center. The process has been fairly comprehensive. The selection process examined carefully as to the options available. The committee selected the following sites: the NSTPCC, McMicken Heights, Valley Ridge, the YMCA property, and the Hughes property. Three sites were eliminated for various reasons, primarily the sites were not large enough to accomplish for a structure and parking. The group then examined the South 188th Street and NSTPCC sites.

Mr. Lotking discussed the South 188th Street site, assuming the structure would be shared with the YMCA. The site capacity analysis was based on a 54,000 square footage (s.f.) YMCA and the Senior Center, based on a 39,000-40,000 s.f. two-story YMCA toward the west and 12,000 s.f. Senior Center toward the middle. The Senior Center would likely be built first with access off 37th Avenue South. Next, the consultants outlined the parking available for both uses for 425-450 spaces, taking into consideration the wetland issues. The design showed 250 spaces with shared connections between the two facilities with separate entrances.

Mr. Rutherford presented the NSTPCC site, followed by the YMCA site, outlining both potential sites' current amenities, including parking. The programs on both facilities are based on being able to share with the adjacent facilities. The difference in the cost of the facilities depends a great deal on the parking and wetland mitigation issues. In the NSTPCC, the parking is on-grade and is estimated at \$1,500 per parking space. The YMCA parking will need some negotiations between the YMCA and the City, which will have some cost impacts. The estimated cost of construction at the NSTPCC site is \$2.4 million, compared to \$3.3 million for the YMCA site. There are options due to the program, since the center is being designed next to buildings that have rooms that can be used by seniors reducing the size of the center by 2,000 to 2,500 s.f. The project cost will increase to \$2.8 million at the NSTPCC versus \$3.9 million at the YMCA site. There are some issues that need to be further discussed, such as staffing. The YMCA development date is unknown so there is a lag time when the senior center would be on site without the benefit of the recreation opportunities the YMCA would offer. The YMCA is more central in the City which is of great interest to the seniors. The NSTPCC land is leased on a long-term basis and likely to be extended for up to 40 years. This site provides greater programming opportunities within the Parks & Recreation Department. Citywide events could occur there as well as other large events.

Councilmember Shape inquired as to the terms of the NSTPCC lease to which Mr. Ledbetter stated that it is 40-year lease with two 20-year lease options. He added that he has contacted Diane Summerhays, Port of Seattle (POS) representative, who stated they have no plans to site another facility on the property. Regarding expansion space, Mr. Rutherford stated that there are two capabilities: 1) expansion toward the northwest of the NSTPCC; and 2) the trees in the courtyard, which if eliminated, would allow for 1,000/1,500 s.f. The parking would have to be reconfigured.

Regarding the parking issue, Councilmember Brennan stated there is property west of the YMCA site that could be considered. The assessed valuation of this property was \$495,000. If the property was reappraised, it would probably be approximately \$700,000. 100 more parking spaces could be built at a reasonable cost vs. a parking structure. The advantages to that property are that it gives more land for green space, picnic area, etc. Mr. Rutherford stated that that property would fit 180-200 parking spaces, which would give the number of surface parking needed for the combined YMCA/Senior Center without building structure parking. That is one option that would reduce parking costs but there would be site acquisition and development costs to be considered.

Deputy Mayor Anderson agreed with Councilmember Brennan's suggestion. The NSTPCC site has the disadvantage of aircraft noise and air pollution. She prefers the South 188th Street site for the Senior Center.

Councilmember Wythe stated that one of the Comprehensive Plan projects is the development of a City Center, a meeting place with more pedestrian traffic. It would seem right that this center be sited as part of the community, not just a structure on a lot. Cities spend millions of dollars to build City Centers and surface parking is something

PRESENTATIONS (Continued):

Update on Senior Center Study (Continued): that is no longer being done in these projects. Land is expensive and structure parking is a more reasonable use of land. The seniors want their center to fit into the community. Mr. Rutherford stated that the consulting team supports that idea.

Councilmember Shape stated that he does not see the savings in considering the property to the west of the YMCA site for surface parking. The NSTPCC site is being used by many of SeaTac's citizens. He sees this facility becoming part of a complex development with the park and its trails and gardens, which would attract tourists.

Councilmember DeHan stated that he has always in the past supported the City having its own Senior Center. The truth is that most Senior Centers are regional and not City-owned and only used by City residents. The NSTPCC activities are greatly populated by people from outside SeaTac. The location does not seem to be much of a problem for people to get to and attend the senior programs. If there is future expansion capability with isolated parking, an opportunity to build a Senior Center at NSTP seems to make sense and cost less. It would seem that it is a viable alternative that should not be lightly dismissed.

Mayor Hansen stated that he feels that this study will help bring the City to a point of being able to establish a Senior Center one day in a methodical and professional way.

CONSENT AGENDA:

- **Approval of claims vouchers** in the amount of \$19,719.95 for the period ended February 27, 2004.
- **Approval of claims vouchers** in the amount of \$548,014.72 for the period ended March 5, 2004.

Approval of Council Meeting Minutes:

- **Joint City Council / Planning Commission Work Session** held January 13, 2004.
- **Council Retreat** held February 21, 2004.
- **Regular Council Meeting** held February 24, 2004.
- **Study Session** held March 2, 2004.

Acceptance of Advisory Committee Minutes:

- **Human Services Advisory Committee Meeting** held January 26, 2004 (Committee approved February 23, 2004).
- **Planning Commission Meeting** held February 9, 2004 (Commission approved February 23, 2004).
- **Planning Commission Meeting** held February 23, 2004 (Commission approved March 8, 2004).
- **Senior Citizens Advisory Committee Meetings** held October 16, 2003 and January 15, 2004 (Committee approved February 19, 2004).

Approval of the following Agenda Items recommended at the March 2, 2004 Study Session for placement on this Consent Agenda:

Agenda Bill #2410

A Motion authorizing the City Manager to execute an Interlocal Agreement (ILA) for Jail Administration Services

Summary: This Motion authorizes entry into an ILA with 39 other Cities to provide the framework for Cities within King County (KC) to work together to manage the KC and Yakima County (YC) Jail Contracts, dispose of property held for jail purposes by the City of Bellevue, and develop a plan to manage the Cities' inmate population after the termination of the KC Jail Contract in 2012.

For the past three years, Cities within KC have discussed how best to provide jail services to City inmates. Most Cities currently have contracts with KC and YC. The YC Contract commits the Cities to deliver a certain number of inmates to satisfy a minimum bed commitment. The KC Contract provides for the creation of a Jail Administration Group among the Cities to respond to any issues regarding administration, implementation or interpretation of the contract. Additionally, the KC Contract provides for a Land Transfer Agreement ownership of the eastside jail site to Bellevue on behalf of all the Cities. The Cities have previously negotiated other ILAs to carry out the jail contracts but they never became effective because not enough Cities signed the agreements. Therefore, for the past several months, the Cities, with the assistance of the Suburban Cities Association (SCA), have drafted this ILA which should address all concerns and areas of responsibility.

CONSENT AGENDA (Continued):

Agenda Bill #2410 (Continued): This ILA clarifies the role of the Cities under both jail contracts, plans for the future (particularly with respect to the Bellevue property), and establishes a payment method for unused beds should the Cities collectively fail to meet their minimum bed commitment with YC. The ILA does not decide the outcomes of future planning efforts, nor does it bind any City to partake in the efforts.

The ILA creates three different committees with specific responsibilities:

- 1) An Oversight Group of Elected Officials – The assembly has one Elected Official from each participating City sits on the Assembly. The Assembly will meet at least once a year to discuss the annual budget, disposition of jail property, a new misdemeanor facility, and any other major policies;
- 2) Administrative Entity – Jail Administration Group (JAG) has a group of six City representatives, one from Seattle, one from Bellevue, and four other contract Cities' representatives chosen by the SCA. The JAG will administer this ILA and other jail-related agreements and will manage the budget; and
- 3) Operations Entity – Jail Operations Group (JOG) has a representative from each City. The JOG will advise the Assembly and JAG on daily operational issues of the jail contracts.

There is annual assessment to each City under this ILA to fund its activities. The assessment is based on City population and usage of the YC Jail. SeaTac's 2004 assessment is \$1,229. Comparatively, Auburn's assessment is \$10,056, Tukwila's is \$1,637, and Des Moines is \$2,622.

Agenda Bill #2414

A Motion authorizing Final Acceptance of the New SeaTac Maintenance Facility

Summary: This Motion authorizes acceptance of completion of the construction of the new combined Parks and Public Works Maintenance Facility. Both site work and building construction were performed under one contract by Commercial Structures, Inc.

The approved total budget for the construction is \$4,217,680.91. Total expended to date: is \$4,216,308.80. Final acceptance will have no fiscal impact beyond payment of retainage as budgeted in the amount of \$162,232.85.

Agenda Bill #2397

A Motion approving the City Manager to enter into a Contract with Action Services, Inc. for the 2004 Storm Drain Cleaning Contract

Summary: This Motion approves the award of a contract with Action Services, Inc. that will provide storm drain cleaning services to the City of SeaTac.

The bids for this project were opened on January 28, 2004. Seven bids were received. This is a one-year contract with a provision that allows for annual extensions for up to a maximum of four additional years. The scope of work is to clean catch basins and drainage lines in the City right-of-way (ROW). This also includes an extension of the contract prices to commercial property owners who sign up to have their systems cleaned by our contractor.

It is recommended that City Council authorize the contract with Action Services, Inc. in an amount not to exceed \$90,000 for the 2004 Storm Drain Cleaning Project. Future annual extensions will be subject to future budget appropriations and satisfactory performance.

MOVED BY BRENNAN, SECONDED BY DEHAN TO ACCEPT THE CONSENT AGENDA AS PRESENTED.

MOTION CARRIED UNANIMOUSLY.

NEW BUSINESS:

Agenda Bill #2405; Ordinance #04-1005

An Ordinance amending the 2004 Annual City Budget for 2003 Carryovers

Summary: This Ordinance amends the 2004 Annual City Budget to carry over appropriations included in the 2003 budget, but not completed.

Each year, the City Council receives requests to carry over appropriations from the prior year's budget that were not completed due to a variety of reasons. Some carryovers are legally required due to a contractual obligation or grant funding requirement.

NEW BUSINESS (Continued):

Agenda Bill #2405; Ordinance #04-1005 (Continued): This Ordinance will increase the appropriations in the applicable funds, but will have no effect on year-end fund balance for 2004. These expenditures were anticipated to occur in 2003, and the January 1, 2004 fund balance projections were reduced accordingly. Therefore, these amendments simply allow the expenditures to occur in the current fiscal year instead of 2003.

Finance Director McCarty stated this item was discussed at the March 2, 2004 Administration and Finance (A&F) Committee Meeting and the following SS. The only change to this bill since the SS review is in the Surface Water Management (SWM) Construction Fund. The original amount was \$7,000 in carryovers and this revised agenda bill increases that by approximately \$309,000 which includes four projects that were inadvertently left off the original list.

Councilmember Shape, Chair of the A&F Committee stated that the requests were reviewed by the committee and recommended for Council approval.

MOVED BY SHAPE, SECONDED BY DEHAN TO ADOPT ORDINANCE NO. 04-1005.

MOTION CARRIED UNANIMOUSLY

Agenda Bill #2407

A Motion declaring City Property Surplus and authorizing its disposal

Summary: The Public Works and Park Maintenance staff recently moved into their new maintenance facility. In the process of moving, staff prepared a list of the equipment and other items recommended for declaration as surplus property. In addition, obsolete and/or inoperable items have been identified by the Fire Department, staff at the NSTPCC, and various departments at City Hall, that are also being recommended for Council declaration as surplus property. A preliminary surplus list was provided to Council at the March 2, 2004 SS. Additional items have been added since then and provided as an attachment to this agenda bill

In disposing of the equipment and other items, staff is considering a number of options. Vehicles will be taken to an auctioneer the City has used in the past that specializes in vehicle sales, and the proceeds will be deposited into the appropriate City Fund. The viability of a small equipment surplus and trade-in program with various vendors is being considered for some of the items. Staff is exploring available options to dispose of the other equipment, including donation to human service agencies serving SeaTac residents. The City plans to hold a public sale in late March, offering remaining items to City residents and employees. Any proceeds from these sales will be deposited into the appropriate Fund. Items that are broken or inoperable and have no salvage value will be disposed of appropriately.

Finance Director McCarty stated that the surplus assets list was reviewed by the A&F Committee on March 2 and to the Council at the SS on that date and due to a number of items which have been added to the original list since that time, it was brought back to Council to review the additions. A public sale is being scheduled for the last week of March. Staff is also exploring human services agencies needs.

Deputy Mayor Anderson questioned the large amount of fire hoses. Fire Chief Meyer stated that the hoses are being stored at the Fire Stations, some for at least 10 years are passed their warranty, waiting for the opportunity to surplus these items. The Fire Academy at North Bend is interested in some of Fire's items. Fire Chief Meyer added that there are currently four recruits at the academy who could use the equipment.

Councilmember Shape, A&F Committee Chair, stated this agenda bill was reviewed by the committee and recommended for Council approval.

Councilmember DeHan requested that in the final listing of fire surplus, all items be described along with their asset numbers. Mayor Hansen stated this request is noted.

MOVED BY DEHAN, SECONDED BY SHAPE TO ACCEPT AGENDA BILL NO. 2407.

MOTION CARRIED UNANIMOUSLY.

CITY MANAGER'S COMMENTS: City Manager Rayburn had the following items of business: 1) Monday, March 22, the KC Council will be meeting at 9:30 a.m. to noon at SeaTac City Hall in the Council Chambers. The main topic will be transportation issues in KC. This meeting is one of many the KC Council plans to hold in various South KC jurisdictions; and 2) the long effort that many local jurisdictions and the POS have been working on is the Miller-Walker Creek Basin Plan. The Cities of Burien, Normandy Park and SeaTac, along with the POS and KC, will be hosting a public meeting on this project on Thursday, March 18, at 6:30 p.m. at the Washington State Criminal Justice Training Center on 1st Avenue South in Burien.

COUNCIL COMMENTS: Councilmember Shape stated his disappointment with the removal of Agenda Bill No. 2415 regarding the proposed new Council Meeting schedule. He stated he thought this had been fairly well agreed upon at the Council Retreat.

Councilmember Brennan stated that Larry Vitagliano former General Manager of the SeaTac Double Tree and Hilton Hotels, has accepted a position in Colorado and he recommended Eric Walters, current General Manager of Hilton Inn, to take his position on the H/M Tax Advisory Committee. Council concurred with this recommendation.

Councilmember DeHan requested that Mr. Walters furnish a biography for Council review his qualifications. Secondly, he stated there was a South County Area Transportation Board (SCATBd) meeting this morning and attendees were informed the funding for the South County area from the Regional Transportation Improvement District (RTID) has been reduced with the ballot measure that is going forward in November. The Technical Advisory staff worked on a reduced budget should this measure go through. Public Works Director Don Monaghan represented the City. The staff came up with an alternative that they propose to take back to SCATBd Executive Committee next week.

On behalf of Mayor Hansen and the rest of the City, Councilmember DeHan thanked Mr. Monaghan for his part in working to get this project the full funding in the amount of \$900 million. This is a recognition of the regional importance of that corridor. A lot has to happen now between the City, SCATBd, KC, and the Tri-County agreement to make sure that this RTID funding goes through.

Mayor Hansen expressed his agreement. Secondly, he encouraged everyone to attend the upcoming KC Council Meeting. SeaTac is honored to have them start their community meetings in SeaTac City Hall.

PUBLIC COMMENTS: Joe Dixon, 19211 35th Avenue South, thanked the Mayor for suspending action on Agenda Bill No. 2415 from this evening's voting; and 2) if there is to be a tour for Council on Code Enforcement issues in the City, if possible, he would like to go on the tour.

ADJOURNMENT:

MAYOR HANSEN ADJOURNED THE REGULAR MEETING OF THE SEATAC CITY COUNCIL AT 7:17 P.M.

Frank Hansen, Mayor

Judith L. Cary, City Clerk